RYAN, HIBBERSON TIMBER COMPANY, LIMITED

FOREST ENGINEERS
PROPERTY MANAGEMENT

BELMONT HOUSE
VICTORIA, B. C.
CANADA

CABLE ADDRESS:
B. C. TIMBER
A. B. C. 5TH ED

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July 23, 1936. 1162316

THe Chief Forester,
Forest Branch,
Parliament Bldgs,
Victoria, B.C.

26427

Dept of Lands
JUL 24 1936
Forest Branch

Dear Sir:

Re Lot 58 Goldstream

One of our clients antic ipates logging north of Glinz Lake and would pass through Section 58 now owned by the Crown.

Will you be good enough to advise whether the timber on this lot is for sale; and at what price and terms.

Yours very truly,

RYAN HIBBERSON TIMBER CO.LTD.

HWH:EBM

Per: Robt. W. Hibberson

M. Peel
MDI
Goldstream

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1171831

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PROVINCE OF BRITISH COLUMBIA. FOREST BRANCH.

FOREST BRANCH RECEIVED AUG 28 1936 VANCOUVER OFFICE

DEPARTMENT OF LANDS VICTORIA SEP 15 1936 VANCOUVER OFFICE

REPORT ON TIMBER SALE X 20122

Vancouver Forest District. Goldstream Land District.

Date of Report August 18th 1936. Plan No. 46 m D 2 (new.)

FOREST BR

Dept Lands SEP 18 1936 Branch

1. Location of area examined Easterly portion of Sec. 58
(Refer to well-known topographic features, towns, railways, etc., giving distance from, etc.)

2. Area: (a.) Merchantable timber 9.8 acres.

(b.) Unmerchantable timber Inaccessable (Area No. 2) 1.6 "

(c.) Burned over. No merchantable timber left " "

(d.) Logged over " "

(e.) Second growth, reproduction " "

(f.) Barren & scrub 148.6 "

Total area 160 "

3. *Estimate of Timber by Forties or by Types (keep Felled and Bucked Timber Separate)*—

Species or Product. Merchantable.	Fir							Merchantable.	Non-merchantable. (See No. 4.)		Area.
Forties or types—											
1	183M							183M			9.8
2	5M		Inaccessable						5M		1.6
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
Total	183M							183M			Merchantable.
Total	5M								5M		Non-merchantable.

Average per acre merchantable timber 19 M.

4. Describe size, quality, and condition of timber by species Fir average 26" D.B.H. 3 logs per M.
(Describe size by average D.B.H. and volume per log or logs per M.

50% No. 2. 50% No. 3. Medium height. Butt rot probable, a few conky & dead trees. Defects allowed for in cruising. Type boundary given at
Describe quality by clear length, merchantable length, and percentage of grades probably obtainable. Check with 5. and 8. Accounts from adjoining areas. Show condition by describing defects and damage, kind and extent. Have these defects been taken into
extent of Merchantable trees. Scrubby scattered timber on higher
consideration in your estimate? *Answer definitely.*) (Describe separately and give volume under "Non-merchantable" above (5)
bluffs is both non merchantable as logs & is inaccessable for log-
of any species found on area, but not to be included in the contract. Give reasons for not including, And discuss the sylvicultural
ging chance.
effect of leaving it. Use extra sheets if necessary.)

5. Reproduction Very small ammount of reproduction at present. Fall burn
(Age, size, quantity, condition, distribution, species by per cent. of reproduction present. What special measures
after logging may produce best results.
are necessary to secure adequate reproduction after logging?)

6. Undergrowth and windfall Salal, patchy, heavy. Light fir windfall.
(Species, distribution and density.) (Windfall, light, moderate, heavy.)

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7. Soil Bed rock, with small patches of sandy loam with rock.
(Gravel, sand, loam, clay; moist, fresh, dry; shallow, moderate, deep; rock outcrop; depth of humus.)

8. Agricultural possibilities None.
(Give your own opinion as to the feasibility of using any portion of the area for growing farm crops. Is the area needed for settlement? State acreage of agricultural land included in merchantable, unmerchantable, burned, logged, or second-growth areas.)

9. Improvements None.
(List and valuate all existing improvements on the area. By whom were they constructed? By whom owned? Include felled and bucked logs, or other made timber. Show all improvements on map.) (See page 48, Man. Manual.)

10. Cost of cruising, $ Rangers salary, 1 day field & office & 1 meal $5.00.
(Explain how this charge is arrived at.)

11. *Contract Conditions*—

(a.) Utilization 30" (Stump-height.) 10" (Top-diameter.)

(b.) Merchantability (section 2 (*a*) of contract) Fir suitable for lumber. All trees (Species to be cut and products for which suitable. Round per cent. of tree necessary for merchantability.) (This section should show the intent of the subsequent contract as regards the timber required to be cut.) or over with 50% of contents merchantable.

(c.) Designation of trees to be cut (section 3 (*d*) of contract) 18" D.B.H. Standard clause. (Minimum D.B.H. Standard clause number or special wording.

Take into consideration silvicultural effect desired, presence of insects, reservation of seed-trees, and effect of slash-disposal methods proposed.)

(d.) Trees to be left No seed trees to be left in small area to be logged. (Per cent. of total stand in seed-trees to be left. Number and volume per acre. Value per tree as seed-trees or protection cover.)

(e.) Scaling As directed by District Office. (Where, how, and when should scaling be done?)

(f.) Marking To be marked before yarded. (Where, how, and when should marking be done?)

(g.) Brush-disposal (section 3 (*j*) of contract) All dead trees & snags over 15 ft. in (Standard clause number or special wording if desirable. Consider the effect of brush-disposal on your recommended system of cutting. What silvicultural effect will be obtained? What protection effect? Give definite information re snags on the area. Should felling be enforced?): height to be felled inside the area logged and burned at operators expense as directed by the Forest Officer in charge.

(h.) Fire-prevention (section 3 (*k*) of contract) As provided in the Forest Act. Part XI, Section 92 to 125 Inclusive. (Any special clauses necessary.)

(i.) Other clauses No special clauses. (Reappraisal and adjustment of stumpage rates. Dates for readjustment and special conditions, if any. Other special clauses.)

(j.) Period of removal recommended Two years discussed. (Have you discussed this thoroughly with the applicant? Give any reasons why immediate operation not feasible. Is the applicant desirous of immediate operation? What amounts should be cut each year of the contract? Consider necessity of building improvements, getting started, cutting out infested trees, etc.)

12. Description of area recommended for sale Commencing at S.E. cor. Sec. 58, thence (Describe by metes and bounds, and check carefully with sketch-map.) North 40 chains, thence West 15 chains, thence South 40 chains, thence East 15 chains to point of commencement.

Does this described area cover the entire logging unit available for timber sale? Yes. (Yes or No.) If not, explain why any part of the unit is being omitted.

Have you checked the ownership of adjoining lands? (Yes or No.) (Use extra sheets if necessary.) Have boundaries been run? East Boundary & South Boundary for 10 chains. (Yes or No.)

6 Sec 58

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12. Names and addresses of operators interested P.M. Bell, applicant together with 5 other men who have been on road work have gotten cutting rights (If more space is desired, attach extra sheets.)

(If direct sale is recommended, give reasons for not advertising.)
on Section 4 have repaired 1 1/4 miles of road to area adjacent which is only economic way out. Recommend that sale be made (direct.)

14. Logging possibilities 2 main pockets of timber tributary to road being built through area adjoining to the East. Not sufficient to make a setting, but can be yarded at same time other timber is logged. Two miles tough haul to main road. 18 miles to Victoria. Will be settled for as boomed & scaled.

(Explain the method of logging best adapted for use on this area. Discuss difficulties which will be encountered and risk involved. Consider booming-ground and water-supply. Give monthly and yearly output expected. Period between main items of expense and return of the money through sales. Estimate number of men required. Topography and its effect on logging. Markets for products and, particularly, the destination of the timber. Length of haul from the area by each stage of transportation. Where will operator deliver each product for final settlement?) (Use extra sheets if necessary.)

15. *Appraisal of Stumpage Value.* (Milling costs not required where logs are sold in open, competitive market.)

Years in operation..... No. of sides..... (Coast.) Method of hauling..... (R.R., skid-road, etc.) Average monthly output..... M.B.M. ..... settings will be required. Average annual cut..... M.B.M.

(1.) *Investments and Improvements (Logging)*—

(Indicate method used by striking out headings not applicable.)

Item.	Overturn Method. / Investment Method.	Initial Investment. / Initial Investment.	Years in Use this Operation. / Life.	Useful Life. / Wrecking Value.	Residual Value. / Annual Depreciation.	Annual Depreciation. / Average Profit-bearing Investment.
Total for logging						
Sawmill, mill camps, etc., to be kept separate and added as a cost under milling for milled products only.						
Total for milling						
Total for logging and milling						

Margin for profit and risk.....% of average profit-bearing investment

(Investment Method) ..... $.....

Annual depreciation (Logging and Milling) ..... $.....

Total ..... $.....

Profit, margin, and depreciation per M.B.M. annual cut ..... $.....

(Show calculation, when necessary, on separate sheet.)

(2.) *Operating Costs*—

Item.	Logs, M.B.M.	Ties, Piece.	Poles, Lin. Ft.	Bolts, Cords.
Woods—				
Felling and bucking, making	.90			
Swamping, skidding (yarding), [redacted]	1.75			
Brush-disposal	.15			
Loading, [redacted]	.15			
Unloading [redacted]	.10			
Fluming, driving, railroading Truck haul	3.00			
Booming, towing	.50			
Maintenance and repairs	.50			
Supervision and office	.25			
Taxes, insurance, etc.	.25			
Depreciation (for overturn method only)	.75			
Total logging cost	8.30			
15 % margin for profit and risk	1.24			
Mill—				
Milling—Pond to yard				
Yarding, piling, kiln-drying				
Maintenance, repairs, filing				
Supervision, office, selling				
Taxes, insurance, etc.				
Depreciation (for overturn method only)				
Total milling cost, lumber tally				
____% margin for profit and risk				
Total cost and margin, lumber tally				
____% overrun				
Total milling cost, log scale				
Total cost, logging and milling scale				

(3.) *Place where products sold*

(4.) *Calculation of Stumpage Value*—

Species or Product.	Profit Margin and Depreciation.	Operating Cost.	Royalty.	Total.	Selling price.	Indicated Stumpage.	Upset recommended.
Fir	1.99	8.30	.85	11.14	12.78	1.61	1.60 & 1.00
Co. Spruce if any cut.							

16. Recommendations and remarks It is recommended that sale be made at above prices, direct to applicant who has bargained for privately owned timber adjacent to this area and through ~~the~~ which this timber has to be taken out if logged.

(Use covering letter if necessary.) (If recommended upset price is different from the indicated stumpage, give reasons.)

Direct sale Pumping sale

To applicant

Approved 1-29-36, 19

A. L. Langstad
Examining Officer.

Asst. Ranger

L. S. Hope
Acting
District Forester.